

City Council  
Atlanta, Georgia

01-0-0627

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-01-17  
Dated filed: 3-13-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **622 Boulevard, NE**, be changed from the **R-G-4 (Residential General – Sector 4)** District, to the **C-1-C (Community Business-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **48** of the **14<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-20.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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LEGAL DESCRIPTION FOR RG-4 TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 48 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, SAID TRACT BEING IN THE CITY OF ATLANTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A HOLE IN THE BRICK SIDEWALK AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE NORTH RIGHT OF WAY OF NORTH AVENUE (80' RIGHT OF WAY) WITH THE WEST RIGHT OF WAY OF BOULEVARD (70' RIGHT OF WAY) AND RUNNING THENCE N 86d-05'-45"W, A DISTANCE OF 251.05' TO THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY OF NORTH AVENUE WITH THE EAST RIGHT OF WAY OF PARKWAY DRIVE (60' RIGHT OF WAY); THENCE RUNNING ALONG THE RIGHT OF WAY OF PARKWAY DRIVE N 03d-34'-41" E, A DISTANCE OF 16.70' TO A POINT, THENCE LEAVING THE RIGHT OF WAY OF PARKWAY DRIVE S 85d-56'-53" E, A DISTANCE OF 134.46' TO AN IRON PIN; THENCE RUNNING N 05d-59'-02" E, A DISTANCE OF 52.00' TO A POINT AND THE POINT OF BEGINNING; THENCE CONTINUING N 05d-59'-02" E, A DISTANCE OF 58.00' TO AN IRON PIN, THENCE RUNNING S 85d-45'-02" E, A DISTANCE OF 129.70' TO AN IRON PIN AT THE WEST RIGHT OF WAY OF BOULEVARD; THENCE ALONG THE RIGHT OF WAY S 13d-46' 51" W, A DISTANCE OF 47.00' TO A POINT; THENCE CONTINUING ALONG THE RIGHT OF WAY S 10d-31'-12" W, A DISTANCE OF 10.95' TO A POINT; THENCE LEAVING SAID RIGHT OF WAY N 86d-05'-45" W, A DISTANCE OF 122.48' TO A POINT AND BEING THE POINT OF BEGINNING.

THE ABOVE SAID TRACT CONTAINING 7,246.63 SQUARE FEET OR 0.166 ACRES.

